

093.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

755,300 / 755,300

USE VALUE:

755,300 / 755,300

ASSESSED:

755,300 / 755,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
119		RONALD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SUVAJIAN ARA-ETAL	
Owner 2: BRYANT CHERYL	
Owner 3:	

Street 1: 119 RONALD ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 5,773 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1714 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5773		Sq. Ft.	Site		0	70.	1.03	5									415,235						415,200	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							60917
							GIS Ref
							GIS Ref
							Insp Date
							08/20/18

PREVIOUS ASSESSMENT							Parcel ID	093.0-0007-0001.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,100	5100	5,773.	415,200	755,400	755,400	Year End Roll	12/18/2019
2019	101	FV	253,600	5100	5,773.	421,200	679,900	679,900	Year End Roll	1/3/2019
2018	101	FV	245,500	5100	5,773.	314,400	565,000	565,000	Year End Roll	12/20/2017
2017	101	FV	245,500	5100	5,773.	284,700	535,300	535,300	Year End Roll	1/3/2017
2016	101	FV	245,500	5100	5,773.	272,900	523,500	523,500	Year End	1/4/2016
2015	101	FV	239,500	5100	5,773.	231,300	475,900	475,900	Year End Roll	12/11/2014
2014	101	FV	239,500	5100	5,773.	219,500	464,100	464,100	Year End Roll	12/16/2013
2013	101	FV	239,500	5100	5,773.	208,800	453,400	453,400		12/13/2012

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
	19838-280		4/1/1990		165,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION						
Date												Date	Result	By	Name			
7/12/1999												8/20/2018	MEAS&NOTICE	BS	Barbara S			
												4/1/2009	Measured	197	PATRIOT			
												1/28/2000	Mailer Sent					
												1/28/2000	Measured	263	PATRIOT			
												12/1/1990		PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

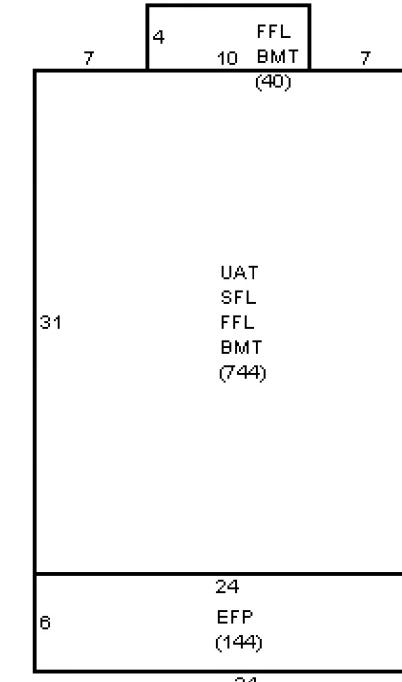
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100			5,100

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 4
	Baths: 2	HB

**OTHER FEATURES**

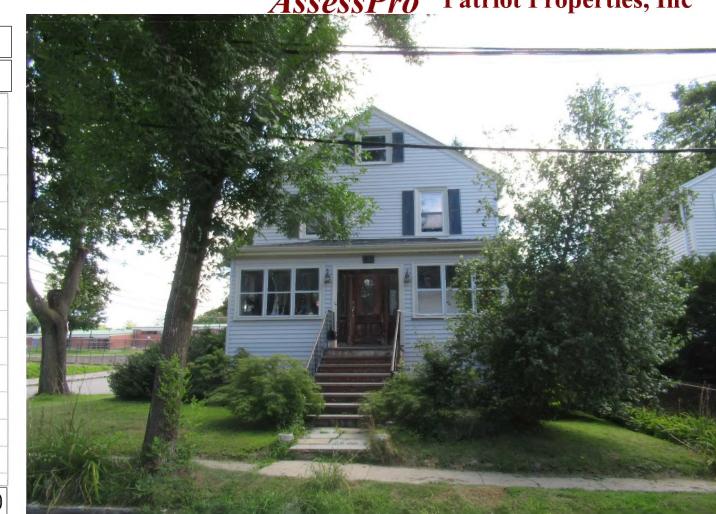
Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**CONDO INFORMATION****LOCATION****TOTAL UNITS****FLOOR****% OWN****NAME****DEPRECIATION**

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			

**REMODELING****EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELectRIC****HEATING****GENERAL****RES BREAKDOWN****No Unit****RMS****BRS****FL****Totals****1****7****4****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	784	51.110	40,068	UAT	100	FLA	100	A	
FFL	First Floor	784	170.360	133,559						
SFL	Second Floor	744	170.360	126,745						
UAT	Upper Attic	186	119.250	22,180						
EFP	Enclos Porch	144	45.210	6,510						
Net Sketched Area:				329,062						
Size Ad	1528	Gross Are	3200	FinArea	1714					

**IMAGE**
**AssessPro Patriot Properties, Inc**